128.0	0003	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,117,700 / 1,117,700
					USE VALUE:	1,117,700 / 1,117,700
					ASSESSED:	1,117,700 / 1,117,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13	-15	REVERE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JUDGE SHARON A/KEVIN M
Owner 2:	JUDGE MARY LOUISE
Owner 3:	
Street 1:	15A REVERE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JUDGE JAMES A -
Owner 2:	-
Street 1:	15A REVERE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 3077 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7186.000	602,500	6,700	508,500	1,117,700
Total Card	0.165	602,500	6,700	508,500	1,117,700
Total Parcel	0.165	602,500	6,700	508,500	1,117,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.30 /Parcel: 363.30

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 83233

GIS Ref

GIS Ref

Insp Date 11/01/18

PREVIOUS ASSESSMENT

Parcel ID 128.0-0003-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	602,500	6700	7,186.	508,500	1,117,700		Year end	12/23/2021
2021	104	FV	575,100	6700	7,186.	508,500	1,090,300		Year End Roll	12/10/2020
2020	104	FV	575,100	6700	7,186.	508,500	1,090,300	1,090,300	Year End Roll	12/18/2019
2019	104	FV	421,700	4700	7,186.	476,700	903,100	903,100	Year End Roll	1/3/2019
2018	104	FV	421,700	4700	7,186.	394,100	820,500	820,500	Year End Roll	12/20/2017
2017	104	FV	395,100	4700	7,186.	362,300	762,100	762,100	Year End Roll	1/3/2017
2016	104	FV	395,100	4700	7,186.	330,500	730,300	730,300	Year End	1/4/2016
2015	104	FV	351,500	4700	7,186.	324,100	680,300	680,300	Year End Roll	12/11/2014

!10043!

PRINT

Date	Time
12/30/21	10:00:39

LAST REV

Date	Time
08/13/19	10:45:39

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10043

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JUDGE JAMES A	1263-139		1/22/2003	Family	300,000	No	No		
JUDGE MARY ISAB	1028-104		3/8/2001	Family		No	No		
	801-9		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	83233
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
10/29/2008	Meas/Inspect	163	PATRIOT
12/2/1999	Meas/Inspect	243	PATRIOT
10/29/1989	Meas/Inspect	163	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7186		Sq. Ft.	Site		0	80.	0.88	9									508,464						508,500	

Total AC/HA:	0.16497	Total SF/SM:	7186	Parcel LUC:	104	Two Family	Prime NB Desc	Brackett	Total:	508,464	Spl Credit		Total:	508,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.02715516
Const Adj.:	0.97515047
Adj $ / SQ:	180.294
Other Features:	129500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	740218
Depreciation:	137680
Depreciated Total:	602537

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	13	BRs:	4	Baths:	3	HB					

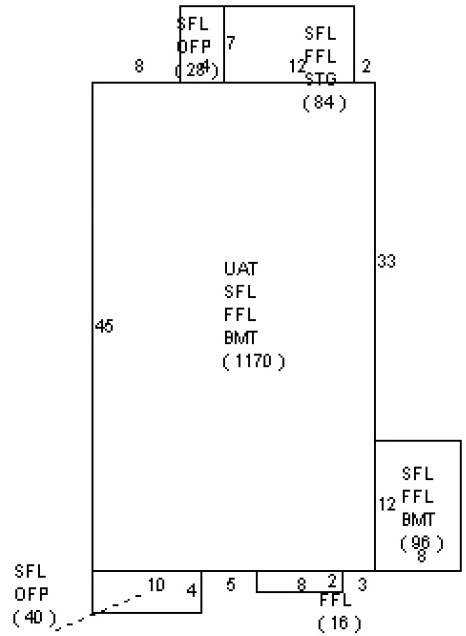
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
1	6	2	
Totals			
2	13	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	180.29
Special Features:	0	Val/Su Net:	134.04
Final Total:	602500	Val/Su SzAd	216.42

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,418	180.290	255,656
FFL	First Floor	1,366	180.290	246,281
BMT	Basement	1,266	54.090	68,475
UAT	Upper Attic	293	126.210	36,915
STG	Storage	84	8.170	687
OFP	Open Porch	68	39.750	2,703

Net Sketched Area:	4,495			Total:	610,717
Size Ad	2784	Gross Area	5372	FinArea	3077

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 128.0-0003-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1926	21.94	T	40	104			4,700			4,700
22	Wood Deck	D	Y	1	15X15	A	AV	2000	10.44	T	15.2	104			2,000			2,000

More:	N	Total Yard Items:	6,700	Total Special Featues:	
				Total:	6,700